



A Tradition of Stewardship
A Commitment to Service

Homeless & Housing Programs

No Place Like Home

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- Dedicates \$2 billion in bond proceeds.
- Invest in supportive housing for persons in need of mental health services who are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
- Funds can only be used for creating and operating housing



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Key Points

- Counties are eligible applicants (either solely or with a housing development partner).
- Funding for permanent supportive housing must offer flexible, voluntary, and individualized supportive services.
- Counties must commit to provide mental health services at their mandated levels for 20 years and help coordinate access to other community-based supportive services for NPLH tenants.



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Key Points continued

Eligible activities – NPLH funding must be used for costs associated with one or more of the following activities:

- Acquisition
- Design
- Construction
- Rehabilitation
- Preservation

Funding may also be used for capitalized operating subsidy reserves.



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Funding Allocations

NPLH Program funding is available in three allocations:

- 1 Technical Assistance funding - \$6.2 million available statewide. Napa County's allocation is \$75,000.
- 2 Non-Competitive Allocation funding - \$200 million available statewide. Napa County's allocation is \$500,000.



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Funding Allocations continued

NPLH Program funding is available in three allocations:

- 3 Competitive Allocation funding - \$1.8 billion available statewide in at least four funding rounds. Napa County will compete with applications from other small counties with population less than 200,000. In the first round of funding, \$32 million is available to small counties.



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Recommended Use

Staff recommends applying for Napa's Non-Competitive and Competitive Allocation funding, with Burbank Housing as the development sponsor, to assist in funding Heritage House. Abode Services is the service provider in the project application.



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Heritage House Project

66-unit affordable housing development at 3700 Valle Verde Drive, Napa.

As proposed in the NPLH application, the project consists of:

- 32 units for households that meet the NPLH requirements
- 6 low income units reserved for chronically homeless households
- 27 units reserved for 50% of AMI or below
- 1 manager's unit.



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Heritage House Project

Total Project Cost: \$28.5 Million:

- City of Napa: \$2.2 Million
- County of Napa: \$1.3 Million
- NPLH Competitive: \$7.475 Million
- NPLH Non Competitive/Technical: \$0.55 Million
- Tax Credits: \$9.9 Million
- Gasser/Philanthropic: \$7.07 Million



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Project Uncertainties

- Bids exceeding estimates
- Cost overruns
- Unable to secure full NPLH and Tax Credit Allocations
- Entitlement process still active
- High level of subsidy per unit



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Mitigation of Risks to the County

- Establishing a Regional Housing Needs Allocation Transfer Agreement
- Limiting additional funds for project gaps.
- Execution of an MOU between Burbank, Abode and the County defining roles and responsibilities.
- That the County of Napa will not be required to be a co-signer or collateral on any funding source.